128.0	0002	0026.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	965,800 / 965,800
					USE VALUE:	965,800 / 965,800
					ASSESSED:	965,800 / 965,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40	-42	SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VOLPE LISA
Owner 2:	VOLPE LAUREN E/ TRUSTEE
Owner 3:	JOHN M VOLPE FAMILY IRREVOCABL
Street 1:	11 COLONIAL DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VOLPE GINO M/ LIFE ESTATE -
Owner 2:	-
Street 1:	40 SCHOOL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .137 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1929, having primarily Wood Shingle Exterior and 2673 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5962.000	482,300	4,400	479,100	965,800
Total Card	0.137	482,300	4,400	479,100	965,800
Total Parcel	0.137	482,300	4,400	479,100	965,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 361.33 /Parcel: 361.33

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

82939

GIS Ref

GIS Ref

Insp Date

04/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 128.0-0002-0026.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	482,300	4400	5,962.	479,100	965,800		Year end	12/23/2021
2021	104	FV	460,000	4400	5,962.	479,100	943,500		Year End Roll	12/10/2020
2020	104	FV	460,100	4400	5,962.	479,100	943,600	943,600	Year End Roll	12/18/2019
2019	104	FV	354,900	4400	5,962.	449,100	808,400	808,400	Year End Roll	1/3/2019
2018	104	FV	354,900	4400	5,962.	371,300	730,600	730,600	Year End Roll	12/20/2017
2017	104	FV	332,400	4400	5,962.	341,400	678,200	678,200	Year End Roll	1/3/2017
2016	104	FV	332,400	4400	5,962.	311,400	648,200	648,200	Year End	1/4/2016
2015	104	FV	295,400	4400	5,962.	305,400	605,200	605,200	Year End Roll	12/11/2014

!10014!

PRINT

Date	Time
12/30/21	09:57:33

LAST REV

Date	Time
08/12/21	18:48:10
jorourke	

USER DEFINED

Prior Id # 1:	82939
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VOLPE GINO M/ L	1566-56	1	12/4/2020	Convenience	10	No	No		
VOLPE GINO M &	1460-1		9/15/2014	Convenience	10	No	No		Gino M Volpe dod 12/11/2019
	569-48		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/5/2010	957	Re-Roof	7,400					

ACTIVITY INFORMATION

Date	Result	By	Name
8/12/2021	Mail Update	JO	Jenny O
4/18/2018	Meas/Inspect	CC	Chris C
1/20/2009	Measured	336	PATRIOT
12/2/1999	Meas/Inspect	243	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5962		Sq. Ft.	Site		0	80.	1.00	9									479,087						479,100	

Total AC/HA:	0.13687	Total SF/SM:	5962	Parcel LUC:	104	Two Family	Prime NB Desc	Brackett	Total:	479,087	Spl Credit		Total:	479,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.04939139
Const Adj.:	0.98000199
Adj $ / SQ:	185.113
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	699032
Depreciation:	216700
Depreciated Total:	482332

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
1	5	2	1
Totals			
2	11	5	

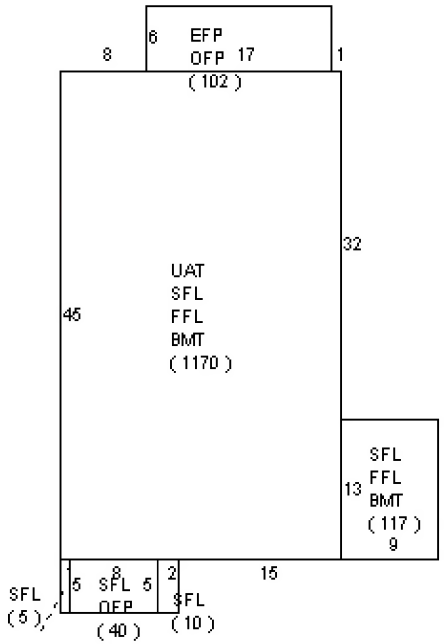
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	185.11
Special Features:	0	Val/Su Net:	108.31
Final Total:	482300	Val/Su SzAd	183.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,342	185.110	248,422
BMT	Basement	1,287	55.530	71,472
FFL	First Floor	1,287	185.110	238,240
UAT	Upper Attic	293	82.380	24,095
OFP	Open Porch	142	27.560	3,913
EFP	Enclos Porch	102	52.840	5,389

Net Sketched Area:	4,453	Total:	591,531
Size Ad	2629	Gross Area	5330	FinArea	2673
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	15	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

128.0-0002-0026.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1929	22.72	T	40	104			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400